



Alt Breeding Schwarz
ARCHITECTS & INTERIOR DESIGNERS

City of Annapolis HPC Pre-Ap: October 13, 2020

9 Shipwright Street Agenda:

Client wishes to replace a non-contributing residence with a new residence that will meet his current needs. The proposed new house is compatible with the streetscape and the historic precedent of the surrounding area.

1. Images:
 1. Historic street maps
 2. Existing structure photos- Street side views and Waterside views
 3. Streetscape photos with approximate hts.
 4. Gambrel Roofs and hipped dormer examples in the Historic District.
2. Proposed Site Plan on Existing Footprint. (Required to raise bottom of Lower Level framing to 6.0' for FEMA compliance)
3. Proposed plans and elevations which comply with HPC Guidelines for Eave and Ridge heights, Width of dormers, and amount of glazing.
4. Existing Condition Plans: showing Existing Footprint that will be maintained or decreased.
5. Guideline Answers



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Elevations PROPOSED
Street Front & Left Side

COMTE RESIDENCE
9 Shipwright Street.
Annapolis, MD, 21403

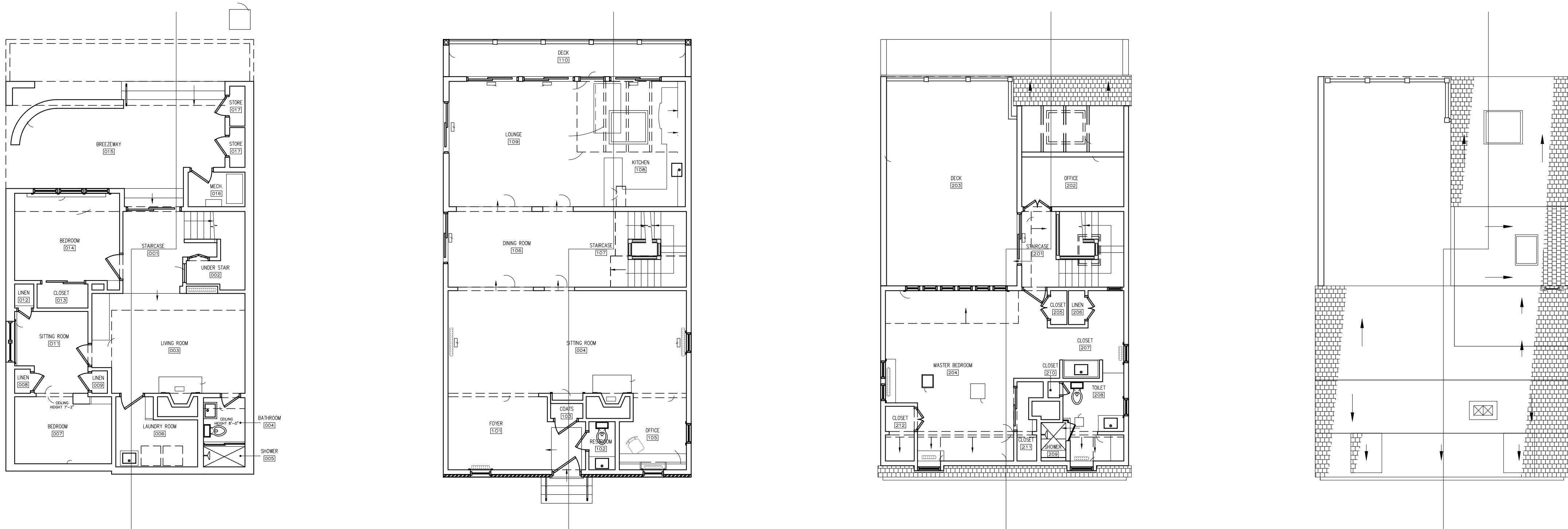
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comte residence, 9 shipwright street/drawing/01 existing conditions/100 - basement & first floor plans.dwg



1 EXISTING FLOOR PLANS
1/8" = 1'-0"



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Plans
Existing Floor Plans

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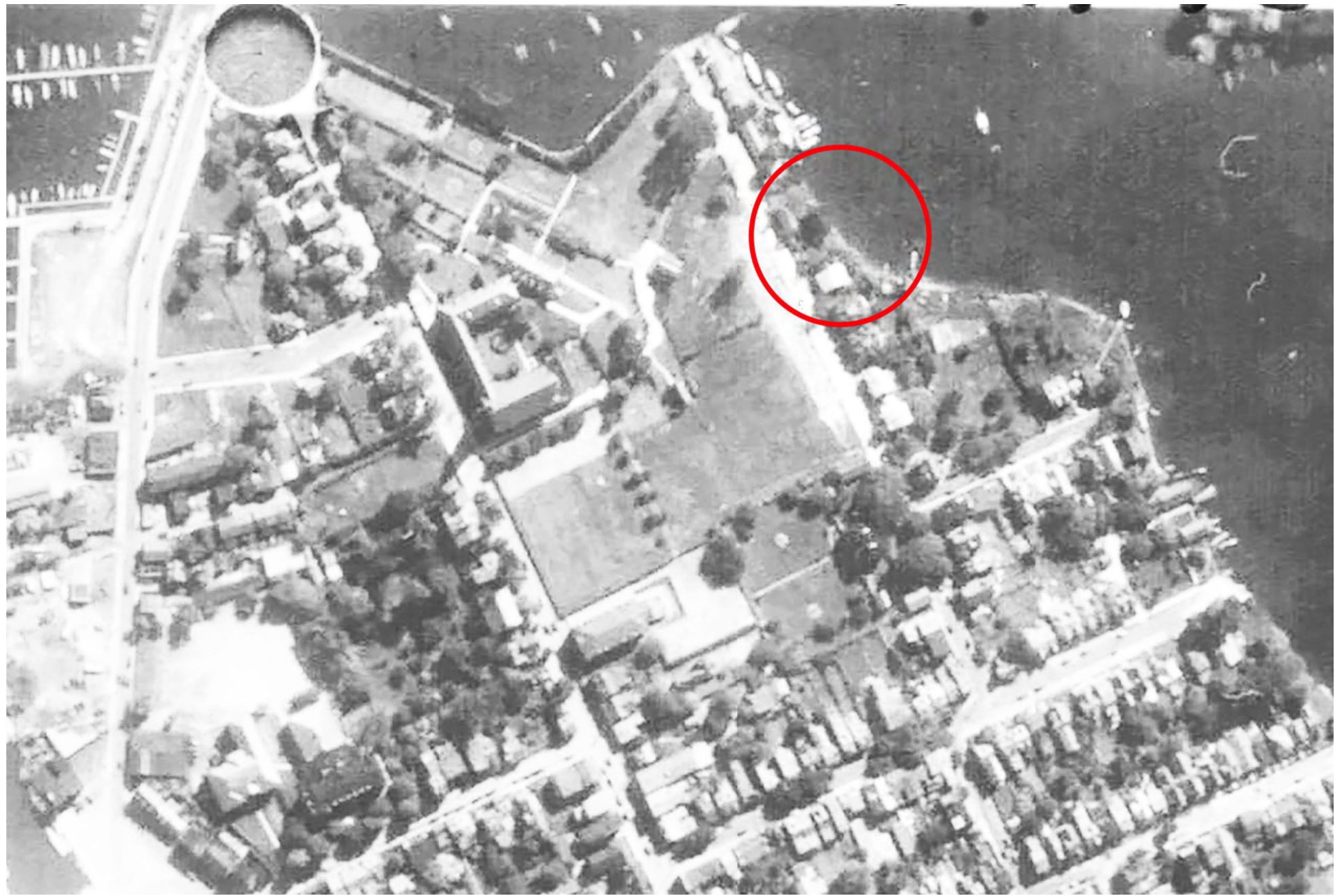
EXG100



CITY NIEGHBORHOOD MAP
SHOWING PROPERTY LOCATION AND VICINITY



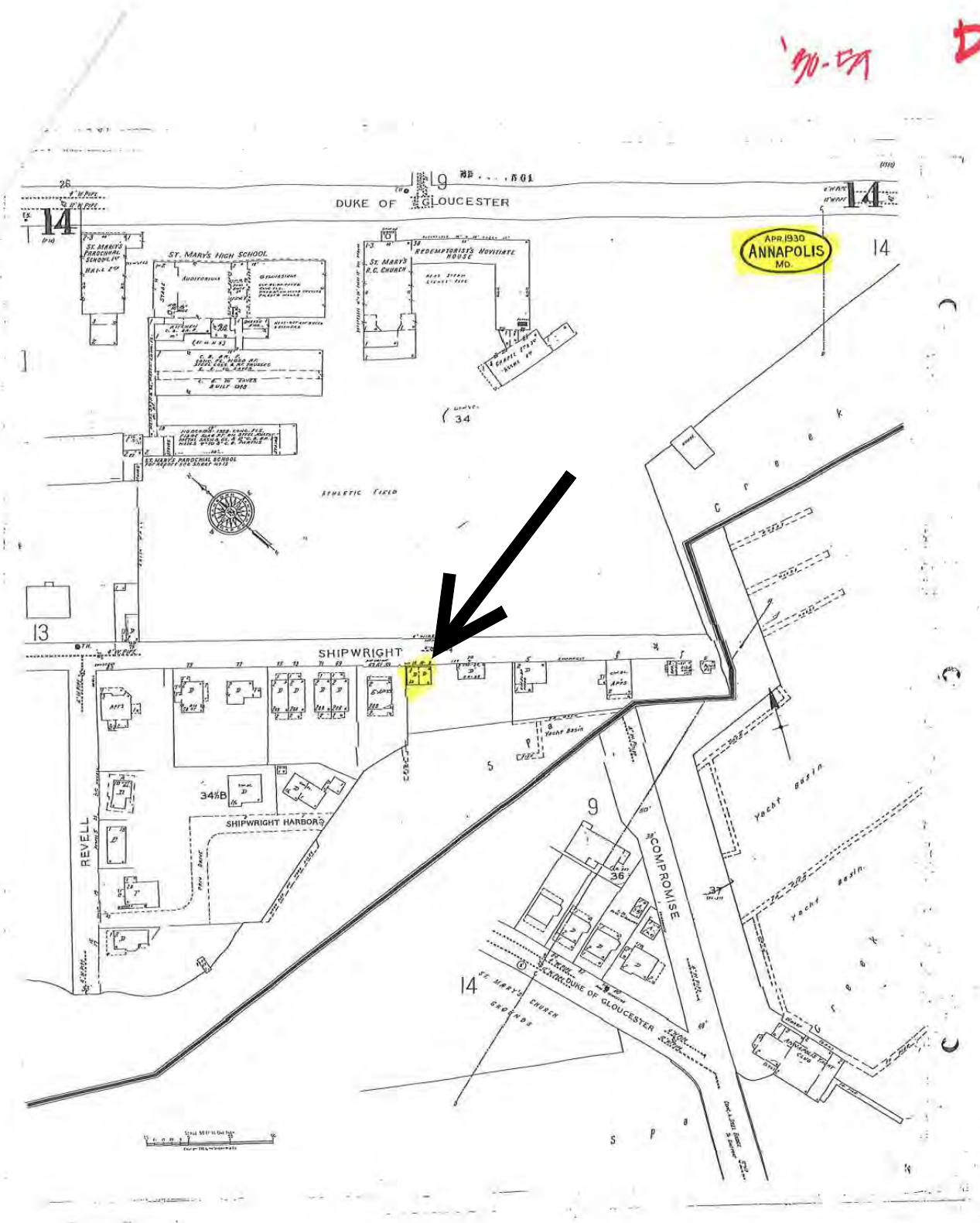
CITY NIEGHBORHOOD MAP
SHOWING PROPERTY LOCATION AND VICINITY



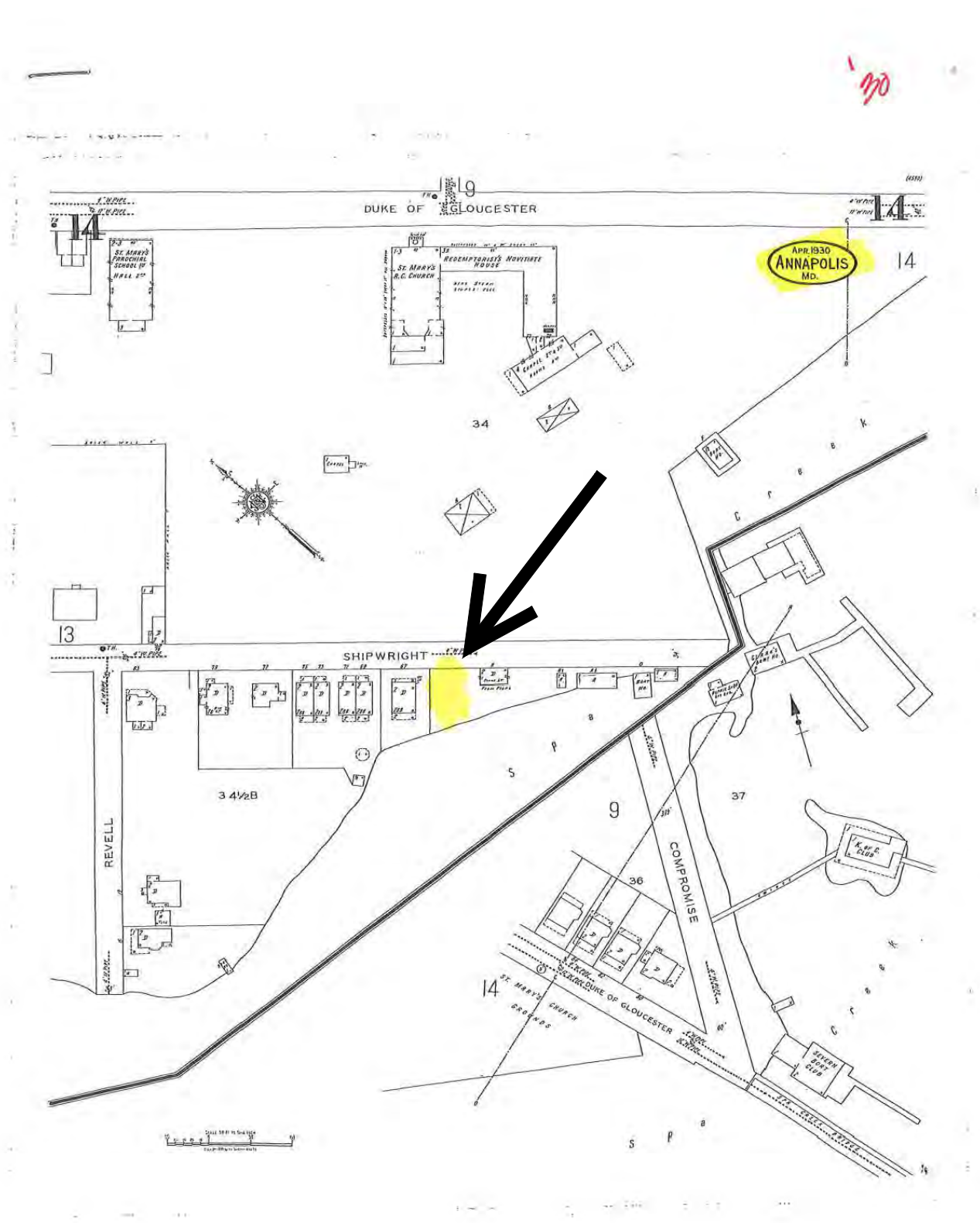
ARIAL PHOTO c. 1939 BEAVIN
SHOWING PROPERTY LOCATION AND VICINITY

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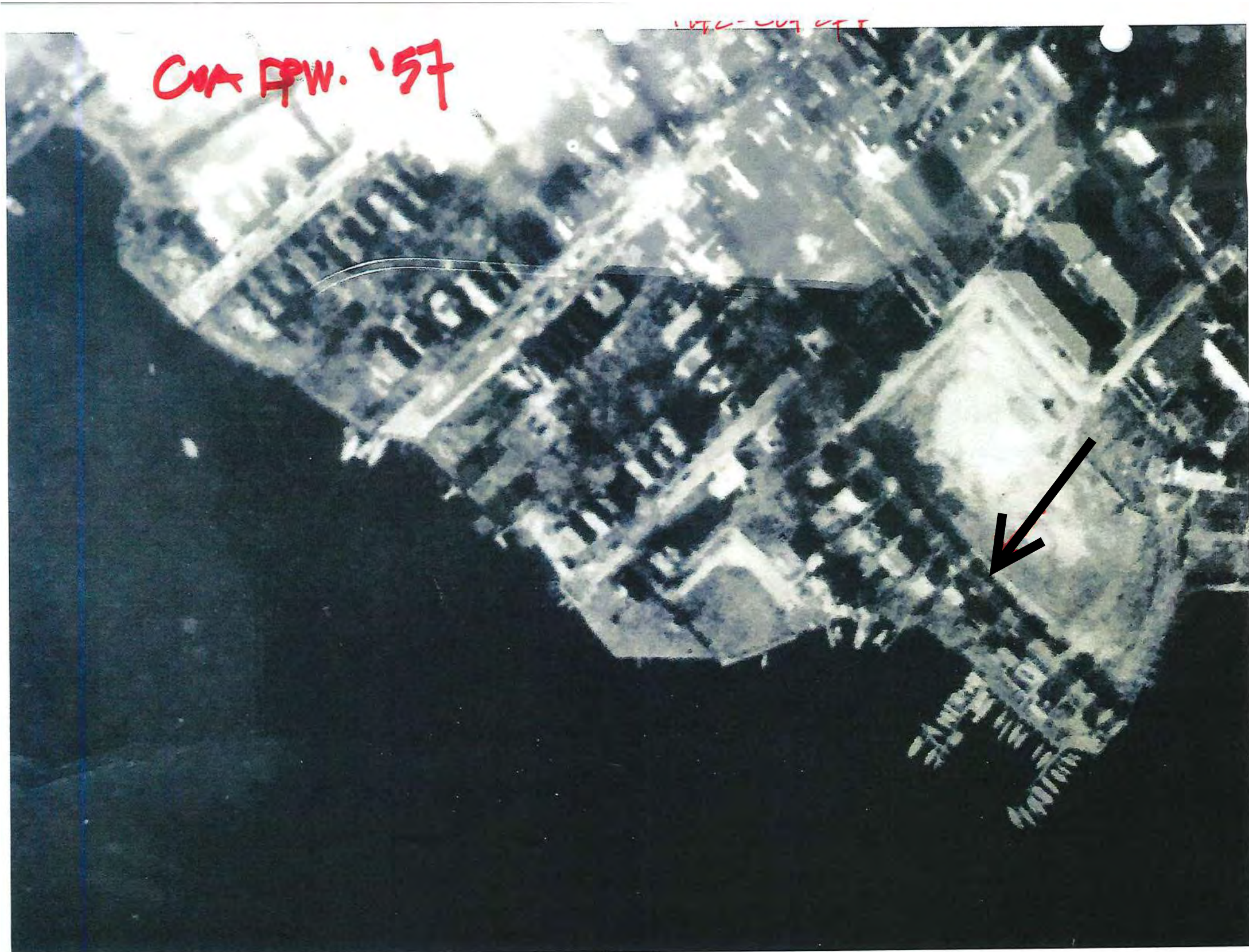
EXHIBIT C
NEIGHBORHOOD MAPS AND ARIAL VIEW



1959 SANBORN MAP
SHOWING PROPERTY LOCATION AND VICINITY



1930 SANBORN MAP
SHOWING PROPERTY LOCATION AND VICINITY



1957 ARIAL PHOTO
SHOWING PROPERTY LOCATION AND VICINITY

COMTE
RESIDENCE

9 SHIPWRIGHT
STREET

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9 SHIPWRIGHT VIEW FROM WATER

EXHIBIT A
VIEWS FROM WATER



9 SHIPWRIGHT VIEW FROM WATER



9 SHIPWRIGHT VIEW FROM STREET

EXHIBIT A
STREET VIEW



7 SHIPWRIGHT



7 SHIPWRIGHT + 9 SHIPWRIGHT + 11



9 SHIPWRIGHT + 11 SHIPWRIGHT +

EXHIBIT A
VIEWS FROM ADJACENT HOUSES ON STREET

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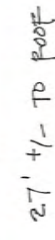
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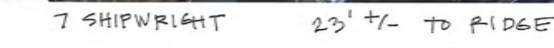
1 SHIPWRIGHT
27' +/- TO ROOF



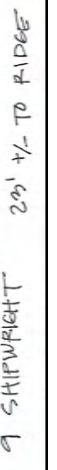
4 SHIPWRIGHT
27' +/- TO ROOF



5 SHIPWRIGHT
30' +/- TO RIDGE



7 SHIPWRIGHT
23' +/- TO RIDGE



9 SHIPWRIGHT
23' +/- TO RIDGE



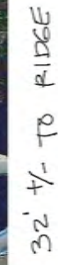
11 SHIPWRIGHT
26' +/- TO ROOF



13 SHIPWRIGHT
30' +/- TO RIDGE



7 SHIPWRIGHT
35' +/- TO RIDGE



77 SHIPWRIGHT
32' +/- TO RIDGE



70 SHIPWRIGHT
30' +/- TO RIDGE



89 SHIPWRIGHT
35' +/- TO RIDGE

COMTE
RESIDENCE

9 SHIPWRIGHT
STREET

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81 FRANKLIN



125 CHARLES



9 STATE CIRCLE

E EXHIBIT E
GAMBREL WITH HIPPED DORMERS (IN HISTORIC DISTRICT)



81 FRANKLIN



5 NORTH STREET



61 FRANKLIN



63 FRANKLIN



65 FRANKLIN

E EXHIBIT E
GAMBRELS FACING STREET FRONT AND REAR (IN HISTORIC DISTRICT)



F EXHIBIT F
TYPICAL TRIM & SHUTTERS (IN HISTORIC DISTRICT)

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Alt Breeding Schwarz
ARCHITECTS & INTERIOR DESIGNERS

**Historic District Design Guidelines Review for 9 Shipwright Street, Annapolis, Maryland:
Pre-App October 13, 2020**

Guidelines to Preserve and Enhance the City's Historic Urban Form

A.1 – The Town Plan and Focal Points: Reinforces the town plan and respects traditional views and visual focal points: the proposed new residence will be built in the footprint of the existing house. Human scale to be maintained. The scale of the street will be maintained.

A.2 – Reinforcement of the Unique Town Plan: NA. Not a corner lot.

A.3 – Views from Water: This project is visible from Spa Creek. It shall respect and reinforce the historic character of the district in terms of roof massing and fenestrations and materials. Respecting traditional views and visual focal points is not applicable, since the proposed residence will be built on the existing footprint, so any views between houses to the water shall be maintained. There are no historical patterns on the waterside elevation of the existing house (see **Exhibit A**). Proposed new waterside elevation to respect the historical scale of the surrounding residential historic fabric.

Guidelines to Preserve and enhance Individual Historic Streetscapes:

The proposed new dwelling will maintain the historic human scale, as well as the existing order and pattern of rhythm along the street by maintaining the existing street front setback at the sidewalk, and maintaining the existing location of the existing off-street parking space. The existing layer in the transition from public to private space will be maintained. Increase in height will respect the guidelines in terms of the human scale and proportion in keeping with surrounding houses in the historic district and in the immediate neighborhood. (See **Exhibit B** for streetscape of Shipwright Street and approximate heights to ridges of each house on the block)

Guidelines for Building Design

B.1- Visual Relationships between Old and New: The proposed new dwelling visually relates to contributing historic building in the immediate neighborhood, ½ block in both directions, on both sides of the street. (See **Exhibit B** Streetscape of this block of Shipwright Street. The opposite side of this portion of Shipwright Street is the back of St. Mary's School parking lot and Church yard.

This project impacts the rear (waterfront) of this lot. (See **Exhibit C** for photos of the waterfront lots to the right and left, as well as aerial view of waterfront block.

B.2- New Building Design: The new dwelling design will be compatible with existing historic buildings in the historic district. It endeavors to be creative and current, while still being compatible. It will be designed to strengthen and improve the unity of the existing streetscape

B.3- Building Height and Bulk: The new dwelling will abide by the height of cornice at setback line of 22'-0" and maximum roof height of 32'-0" for District 1. It will respect the bulk and height of neighboring buildings. (See **Exhibit B**). Human scale will be maintained. The street facade will appear largely as it is today, "broken down" by the receding rooflines at the upper floors.

B.4- Relationship of Façade Parts to the Whole: The size and proportions of the street façade doors, windows, and dormers will be compatible with the residential adjacent dwellings with classical proportions. The cornice will relate to the scale and articulation of the proposed façade and other buildings in the immediate neighborhood.

B.5- Scale and Massing of Large Buildings: NA

B.6- Size and Massing of Additions: NA, as this is a new structure.

B.7- Cornice Heights: The proposed cornice height shall be similar to the existing cornice height, as well as similar to existing adjacent cornice heights. **(See Exhibit B.)**

B.8- Roof Shapes: The roof shape will visually relate to the roof form and slopes of the adjacent neighboring dwelling, which is a gambrel roof. It is also sympathetic to existing historic gambrel roofs in the vicinity. **(See Exhibit B)**

B.9- Reconstruction of Buildings Components: NA

Guidelines for Site Design

B.10- Prevailing Setbacks: The existing setback line at the street shall be preserved. Proposed side yard facades to match existing. Waterside façade location to match existing.

B.11- Building Widths and Spacing: NA. The new building façade locations to match existing.

B.12- Stoops and Porches: NA. The new building façade location to match existing.

B.13- New Garages and Driveways: NA. No new garage proposed. Existing parking space to be maintained.

Guidelines to Facilitate Compatible Landscape and Site Design

C.1 – Landscape Design and Materials: NA at street, Front façade at Zero Lot Line, Brick driveway to be maintained. Waterfront: To be traditional in character.

C.2- Topographical Features: Generally flat waterfront to be maintained as bulkhead and pier work is carried out.

C.3- Building Access for the Mobility Impaired: NA

C.4- Tree Removal: NA

C.5- Retaining Walls: NA

C.6- Fences and Other Landscape Features: Replacement Waterfront Side fence to be consistent with the overall style of the building.

C.7- Landscape Lighting: NA on street front. At waterfront dock and pier.

C.8- Landscape Planters: Landscape planters to be red clay and will relate in size, scale and detail to the site.

C.9- Landscape Plants: Native plants to be used. Utilities to be screened.

C-10- Curb cuts and Off Street Parking: NA. Existing brick parking pad to be maintained.

C-11- Sidewalk Paving Materials: NA. Existing brick sidewalk to remain and be maintained.

C-12- Street Furniture: NA

Guidelines to Preserve and Protect Historic Structures and Their Components

D.1 – Secretary of the Interior's Standard for Rehabilitation: . Not an historic building: Not on the Sanborn maps of 1930. Not on the 1939 Beavin Annapolis Aerial View. No MHT record. It is on the 1959 Sanborn map. **(see Exhibit D)**.

D.2 – Demolition: NA. The entire building is a non-contributing structure and therefore an incompatible building to the integrity of the district.

D.3 – Preservation of Significant Original Features: NA

D.4 – Preservation of Historic Alterations: NA

D.5 – Repair and Restoration is Preferable to Replacement: NA

D.6 – Missing and Deteriorated Components: NA

D.7 – Cleaning of Historic Buildings: NA

D.8 – Exterior Colors: NA

Guidelines for Preserving and Protecting Historic Roof Systems

D.9 – Protection of Overall Character: Roofscape at street and at waterfront, including dormers/chimneys, and gambrel roof form to be compatible with other houses in the historic district. **(See Exhibit E)**

D.10 – Roofing Materials – Historic Buildings: NA

D.10a – Roofing Materials – Additions: NA

D.10b – Roofing Materials – New Buildings: New roofing to be standing seam metal at gambrels and dormers as is compatible with other houses in the Historic District.

D.11 – Dormers: Dormer design, proportions and placement shall be compatible in size, scale, proportion, placement and detail as those found in the historic district. The proposed dormers overall width shall be no wider than ½ of the overall roof width.

D.12 – Skylights: No skylights will be placed on visible roofs.

Guidelines for preserving and protecting Historic Wall Systems:

D.13 – Historic Masonry: NA

D.14 – New Masonry: The new brick base will be compatible with the type and color of brickwork that is prevalent in the immediate neighborhood.

D.15 – Wall Siding and Trim: The new siding materials shall be appropriate to the style of the building and consistent with existing buildings in the immediate neighborhood.

Guidelines for Preserving and Protecting Windows and Doors

D.16 – Historic and Replacement Windows and Doors: NA

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D.17 – New Openings in Existing Buildings: NA

D.18 – Windows and Doors in Additions: NA

D.19 – Windows and Doors in New Buildings: The windows and doors shall relate to the scale and proportion of openings on buildings in the immediate neighborhood and to the design of the new building. Glass area will not exceed 33% on any given façade.

D.20 – Window Sashes: All windows and doors to be aluminum-clad simulated divided lights.

D.21 – Existing Exterior Blinds and Shutters: NA

D.22 – Shutters and Blinds on Additions and New Buildings: Wood operable shutters and traditional shutter hardware to be compatible to others in the Historic District. **(See Exhibit F)**

Guidelines for Preserving and Protecting Other Historic Buildings Features:

D.23 – Existing Porches and Stoops: NA

D.24 – Porches on Additions and New Buildings: NA

D.25 – Chimneys: NA

D.26 – Ornamental Iron Work: NA

D.27 – Street Address Numbers: Number “9” to be in scale with and of material compatible with the façade itself.

D.28 – Use of Contemporary Materials: No contemporary materials will be used where visible from the ground.

D.28a – Historic Buildings: NA

D.28b – Additions: NA

D.28 c – New Buildings: Materials shall be compatible in scale and character to the surrounding structures.

Guidelines to Facilitate Compatible Lighting and Exterior Lighting

D.29 – Utility Meters and Connections: Placement to be as unobtrusive as possible, avoiding the front façade.

D.30 – Exterior Lighting: To be simple in character and in scale with the building.

D.31 – Historic and Reproduction Light Fixtures: NA

D.32 – Lighting of Additions and New Buildings: New fixtures shall be simple, unobtrusive fixtures mounted in a traditional manner.

Guidelines for Storefronts: NA

Guidelines for Archaeology: NA

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